

FOR
SALE



Upper Wrigglebrook Lodge Wrigglebrook, Kingsthorpe, Hereford HR2 8AW

£495,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

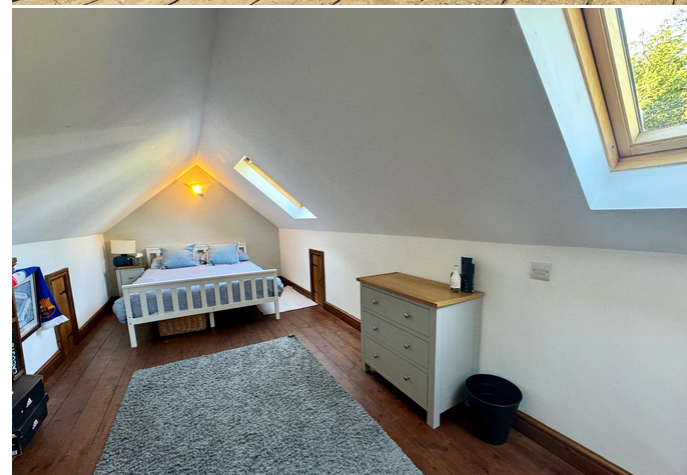
An immaculately presented detached modern cottage, in a sought-after rural location, 3 bedrooms (1 en-suite), superb fitted kitchen, gardens and excellent parking.

The property was constructed just over 20 years ago in a traditional style of stone elevations and has oil central heating, double glazing and is very well presented with further features including a superb fitted kitchen, a large second floor bedroom, a large parking area with space for the erection of a garage (subject to necessary planning consent) and an attractive garden with various seating areas designed for ease of maintenance.

Planning permission was approved on 19th April 2023 for an Oak framed single storey extension (application number 230559) - full plans are available on the Herefordshire Council Planning Portal.

POINTS OF INTEREST

- *An attractive detached modern 'Cottage'*
- *Sought-after rural location*
- *3 bedrooms (1 en-suite)*
- *Oak doors, flooring & stairs*
- *Between Hereford & Ross-on-Wye*
- *Ample parking, manageable gardens*
- *Planning consent for single storey extension*
- *Viewing highly recommended*



ROOM DESCRIPTIONS

Door to the

Reception Hall

Wood-boarded floor, 2 radiators, cloaks cupboard, understairs store cupboard.

Downstairs cloakroom

WC, wash-hand basin, tiled floor, radiator, extractor fan and store cupboard.

Lounge

Recessed fire-place with ceramic wood-burning stove, radiator, shuttered windows to front and side.

Kitchen/dining room

Recently fitted with a range of high quality traditional style units with worksurfaces and splashbacks, 1½ bowl porcelain sink unit with mixer tap, built-in electric double oven and microwave, ceramic hob with integrated extractor hood, built-in washing machine, built-in dishwasher, polished flagstone floor, radiator, windows to front and side.

Staircase leads from the Reception Hall to the

Spacious first floor landing

Wood-boarded floor, radiator, door to rear patio, cupboard housing the oil-fired central boiler, walk-in storage cupboard with window.

Bedroom 1

Exposed floorboards, radiator, wall light points, windows, with shutters, to front and side and the DRESSING ROOM with wood-boarded floor, radiator, window to rear and door to the ENS-SUITE SHOWER ROOM with tiled shower cubicle with mains fitment and glass screen, wash-hand basin, WC, radiator, shaver point extractor fan and window.

Bedroom 2

Wood-boarded floor, radiator, window to side, Velux window to front.

Bathroom

White suite comprising a bath, wash-hand basin, WC, separate tiled shower cubicle with mains shower with over-head and hand-held fittings, shaver point, radiator, part-panelled walls, extractor fan, and window.

A door from the Landing leads to an Inner Landing

With staircase to the

Attic/Bedroom 3

Wood-boarded floor, 3 Velux roof windows, access to eaves storage space and Study Area.

Outside

The property is initially approached via wooden 5-bar gates which lead to a gravelled parking area - with space for the construction of a garage (subject to planning consent). There is a stone retaining wall, raised beds and lawned area. Steps with picket fencing and a gate to the main garden which lies to the front of the property and is lawned with a paved patio and there is a sundeck, retaining wall and then steps leading to an upper lawned garden area and with a pathway to the rear patio (with access door to the first floor landing), stone retaining wall. Outside lights, oil storage tank and garden shed. The garden is enclosed by fencing.

Agent's Note

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Services

Mains electricity is connected. Private water supply (£95 per quarter). Telephone (subject to transfer regulations). Gas-fired central heating. Private drainage system. Oil-fired central heating.

Outgoings

Council tax band E - payable 2024/25 £2769.73

Water - metered supply.

Money laundering regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

From Hereford proceed south on the A49 toward Ross-on-Wye and, at the top of The Callow, turn left as signposted King's Thorn and Little Birch. Continue to the bus shelter and then, turn left into The Thorn, towards Little Birch, and then take the 1st turning right into Wrigglebrook Lane and the 1st turning right again into Upper Wrigglebrook Lane and the property is located on the right hand side, after about 100 yards. What3words - developer.reservoir.swing



Total area: approx. 147.8 sq. metres (1591.0 sq. feet)

These plans are for identification and reference only.
Plan produced using PlanUp.

Upper Wrigglebrook Lodge, Kingsthorpe, Hereford

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	78
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		